

WARRANTY DEED
Corporation

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KNOW ALL MEN BY THESE PRESENTS

TRANSFER
TAX
PAID

That, **TICO CORPORATION**, a corporation organized and existing under the laws of the State of Maine, and located at Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **ELM PLAZA CORPORATION**, a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec and State of Maine, whose mailing address is P.O. Box 296, Waterville, ME 04901, receipt whereof it does hereby acknowledged, does hereby give, grant, bargain, sell and convey, unto the said **ELM PLAZA CORPORATION**, its successor/successors and assigns forever,

PARCEL NO. 1: A certain lot or parcel of land situated in Waterville, more particularly bounded and described as follows:

Commencing at a pin situated on the westerly right-of-way line of Main Street, which pin is sixty feet (60') northerly of the northeasterly corner of premises now or formerly owned by one Beck; thence North two degrees thirty-four minutes forty-five seconds West (N 2° 34' 45" W) along the westerly right-of-way line of Main Street a distance of two hundred thirty-nine and ninety-five hundredths feet (239.95') to an iron pin situated on the southeasterly corner of premises presently owned by McDonald Corporation; thence South eighty-seven degrees seventeen minutes forty-three seconds West (S 87° 17' 43" W) a distance of two hundred feet (200') to an iron pin along the southerly line of premises presently owned by McDonald Corporation; thence North two degrees thirty-four minutes forty-five seconds West (N 2° 34' 45" W) a distance of sixty feet (60') to an iron pin along the westerly boundary line of premises owned by McDonald Corporation; thence South eighty-seven degrees seventeen minutes forty-three seconds West (S 87° 17' 43" W) a distance of forty-six and forty-one hundredths feet (45.41') to an iron pin along the southerly line of premises presently owned by Foresite, Inc. and leased to McDonald Corporation; thence South twenty-three degrees eighteen minutes seven seconds West (S 23° 18' 7" W) a distance of one hundred five and fifty-four hundredths feet (105.54) to an iron pin along the southeasterly line of premises presently owned by Elm Plaza Tennis Co.; thence North sixty-six degrees forty-one minutes fifty-three seconds West (N 66° 41' 53" W) a distance of one hundred fifteen and forty-six hundredths feet (115.46') to an iron pin along the southerly line of premises owned by Elm Plaza Tennis Co.; thence South one degree forty-five minutes fifteen seconds East (S 1° 45' 15" E) a distance of two hundred forty-nine and twelve hundredths feet (249.12') to an iron pin along the easterly line of premises presently owned by the within Grantor, Arlyne R. Sacks, to an iron pin; thence North eighty-eight degrees fourteen minutes forty-five seconds East (N 88° 14' 45" E) a distance of four hundred feet (400') along the northerly line of premises presently owned by the within Grantor, Arlyne R. Sacks, to the point of beginning.

Meaning and intending hereby to convey the premises acquired by the within Grantor, Tico Corporation, by deed of Arlyne R. Sacks dated March 14, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2783, Page 213.

PARCEL NO. 2: A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Commencing at an iron pin situated on the westerly right-of-way line of Main Street, in the northeasterly corner of premises now or formerly owned by one Beck; thence South eighty-eight degrees fourteen minutes forty-five seconds West (S 88° 14' 45" W) a distance of four hundred feet (400'); thence in a general northerly

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direction a distance of sixty feet (60') more or less to an iron pin situated in the southwesterly corner of premises of Tico Corporation, acquired by Tico Corporation by deed recorded in the Kennebec County Registry of Deeds in Book 2783, Page 213; thence North eighty-eight degrees fourteen minutes forty-five seconds East (N 88° 14' 45" E) a distance of four hundred feet (400') to an iron pin situated on the westerly right-of-way line of Main Street; thence South two degrees thirty-four minutes forty-five seconds East (S 2° 34' 45" E) along the easterly right-of-way line of Main Street a distance of sixty and one hundredths feet (60.01') to the point of beginning.

Meaning and intending hereby to convey the premises acquired by the within Grantor by deed of Arlyne R. Sacks dated January 25, 1991, and recorded in the Kennebec County Registry of Deeds, SUBJECT TO A RESERVATION OF LEASE FOR A FIFTEEN (15) YEAR PERIOD IN THE WITHIN GRANTOR TICO CORPORATION AN ABSTRACT OF WHICH SHALL BE RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS.

This conveyance is subject and subordinate to a mortgage from Tico Corporation and Econotel, Inc. to Casco Northern Bank, N.A. dated May 3, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2796, Page 250.

To have and to hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **ELM PLAZA CORPORATION**, its successor/successors and assigns, to its and their use and behoof forever.

And the said Grantor Corporation does hereby **covenant** with the said Grantee, its successor/successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **Warrant and Defend** the same to the said Grantee, its successor/successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **TICO CORPORATION** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert A. Rosenthal, its President, thereunto duly authorized, this 29 day of January, in the year of our Lord one thousand nine hundred and ninety-one.

Signed, Sealed and Delivered
in the presence of:

Martha E. Heits

TICO CORPORATION

By

Robert A. Rosenthal, President

STATE OF MAINE
KENNEBEC, SS.

Dated: January 29, 1991

Then personally appeared the above named Robert A. Rosenthal, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said Corporation.

Before me,

Albert L. Bernier
Notary Public
Print Name: **ALBERT L. BERNIER**
My Commission Expires: 12-17-96

RECEIVED KENNEBEC SS.

1991 APR 29 AM 9:00